

120.0

0010

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

811,600 / 811,600

USE VALUE:

811,600 / 811,600

ASSESSED:

811,600 / 811,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PAUL/TRUSTEE
Owner 2:	USA REALTY TRUST
Owner 3:	

Street 1: 63 MORNINGSIDE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSO PAUL & MARIA A -

Owner 2: -

Street 1: 71 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 13,530 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Vinyl Exterior and 1927 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13530		Sq. Ft.	Site		0	70.	0.61	4									578,129						578,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							13530.000		233,100		400		578,100		811,600							
Total Card							0.311		233,100		400		578,100		811,600		Entered Lot Size					
Total Parcel							0.311		233,100		400		578,100		811,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		421.13		/Parcel: 421.1				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
120.0-0010-0004.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	233,100	400	13,530.	578,100	811,600	811,600
2019	101	FV	210,700	400	13,530.	578,100	789,200	789,200
2018	101	FV	210,700	400	13,530.	495,500	706,600	706,600
2017	101	FV	210,700	400	13,530.	462,500	673,600	673,600
2016	101	FV	210,700	400	13,530.	396,400	607,500	607,500
2015	101	FV	193,700	500	13,530.	355,100	549,300	549,300
2014	101	FV	193,700	500	13,530.	328,700	522,900	522,900
2013	101	FV	193,700	500	13,530.	313,400	507,600	507,600

Parcel ID 120.0-0010-0004.A

Date 12/18/2019

Date 12/10/2019 Time 23:48:48

Date 02/19/19 Time 13:11:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

Date 12/16/2013 Time 12:13:00

Date 12/13/2012 Time 12:13:00

Date 12/11/2014 Time 12:13:00

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Average													
Sty Ht:	1 - 1 Story			A Bath:		Rating:														
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average												
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%			OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	WHITE			A Kits:		Rating:														
View / Desir:				Frl:	1	Rating:	Average													
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1964	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:			Total Units:															
Jurisdct:		Fact: .			Floor:															
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	8	4								
Sec Int Wall:		%			Economic:		%	Additions:												
Partition:	T - Typical			Special:		%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:		%	Baths:													
Sec Floors:	4 - Carpet			Total:	31	%	Plumbing:													
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	95.00	COMPARABLE SALES				Heating:										
Bsmnt Gar:	1				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	Totals								
Electric:	3	- Typical			Const Adj.:	1.00749993						1	8	4						
Insulation:	2	- Typical			Adj \$ / SQ:	129.212														
Int vs Ext:	S				Other Features:	81000														
Heat Fuel:	1	- Oil			Grade Factor:	1.00														
Heat Type:	1	- Forced H/Air			NBHD Inf:	1.00000000														
# Heat Sys:	1				NBHD Mod:															
% Heated:	100				LUC Factor:	1.00														
Solar HW:	NO				Adj Total:	337832														
% Com Wall:					Depreciation:	104728														
					Deprecated Total:	233104														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 120.0-0010-0004.A												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y		112x12	A	AV	1970	4.85	T	39.2	101			400		400			
More: N				Total Yard Items:				400	Total Special Features:								Total:	400		